



- Detached House
- Family Home
- Shower Room & WC
- No Onward Chain
- Two Reception Rooms
- Double Glazed & Central Heating
- Off Road Parking & Garage
- Two Storey Extension

## 7 Valfreda Way, Wivenhoe, Colchester, Essex. CO7 9PJ.

A charming four bedroom family home. Positioned in the centre of Wivenhoe and within easy reach of good local schools and the mainline train station with fast links to London Liverpool Street Station in just over the hour. The property has previously been extended over two storeys, creating an additional bedroom and reception room. Accommodation includes four bedrooms, living room, garage, shower room, ground floor cloakroom, kitchen, lounge, dining room, off road parking, garage and west facing garden. Offered for sale with no onward chain.

Call to view 01206 820999





# Property Details.

## Ground Floor

### Entrance Hall

16' 11" x 4' 4" (5.16m x 1.32m) UPVC front door, radiator and storage.

### WC

6' 10" x 2' 09" (2.08m x 0.84m) Double glazed obscure window to side and radiator.

### Lounge



18' 0" x 12' 0" (5.49m x 3.66m) Double glazed patio door to rear and two radiators.

### Dining Room



16' 3" x 8' 3" (4.95m x 2.51m) Double glazed window to front and patio door to rear and

radiator.

### Kitchen



13' 9" x 8' 08" (4.19m x 2.64m) Double glazed window to front, radiator, wall mounted boiler, range of wall and base units, tiled worktop with inset tiles and tiled splash back, inset sink with one and half bowl, right hand drainer, integrated oven, induction hob, washing machine, dish washer and fridge.

## First Floor

### Landing

8' 3" x 5' 09" (2.51m x 1.75m) Loft access, doors leading to:

### Bedroom One



# Property Details.

16' 1" x 8' 0" (4.90m x 2.44m) Double glazed window to front and rear, and radiator.

## Bedroom Two



12' 3" x 10' 2" (3.73m x 3.10m) Double glazed window to rear, radiator and wardrobe.

## Bedroom Three



10' 10" x 8' 08" (3.30m x 2.64m) Double glazed window to front, radiator and wardrobe.

## Bedroom Four

8' 10" x 8' 08" (2.69m x 2.64m) Double glazed window to rear and radiator.

## Shower Room

7' 10" x 5' 5" (2.39m x 1.65m) Double glazed obscure window to front, radiator, low level WC and shower cubicle.

## Outside

### Rear Garden



Mainly laid to lawn, patio area, retained by fencing and brick wall, small pond, shrubs and bushes.

## Off Road Parking & Garage

Off road parking positioned in front of the garage. Garage has an up and over door to front with access to the garden at rear.



